



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0100
37 East Street, Horsham, West Sussex, RH12 1HR

DESCRIPTION:

Approval of details reserved by condition 2 to approved application DC/25/0676.

RELEVANT PLANNING HISTORY:

DC/25/0676	Retention of existing restaurant and take away use with extraction flue on rear elevation. (Retrospective).	Application Permitted on 23.02.2026
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PLANNING ASSESSMENT

Planning Application DC/26/0676 was granted consent on 23/02/2026. This permission was for the following:

Retention of existing restaurant and take away use with extraction flue on rear elevation. (Retrospective).

Consent is sought to discharge the details reserved by conditions 2.

Condition 2

Regulatory Condition: *Within 1 month of the date of this permission, full details and Specifications of kitchen fume extraction and filtration equipment, and ongoing maintenance plan, shall be submitted to the local planning authority for its approval in writing. The scheme of filtration shall take account of the odour risk as assessed in accordance with Appendix 3 of the EMAQ Control of Odour and Noise Guidance and shall include supporting external and internal elevational drawings and plans of the ventilation layout. The approved fume extraction and filtration equipment shall be installed within 3 months of the approval of the details and shall thereafter be retained and maintained in working order for the duration of the use in strict accordance with the approved details.*

Reason: *In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

The applicant has submitted an Odour Management Plan, Fan Specification and Carbon Filter Details, which covers the required details as above. The Council's Environmental Health Team have been consulted, who requested further details relating to the Purified Air Carbon Block and filters. Following submission of this data, the ENVH Team are satisfied the details are sufficient in terms of particulate and odour control.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0100

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Odour Management Plan	NONE	23.03.2026
Supporting Docs	Filter Details	NONE	23.03.2026
Supporting Docs	Fan Specification	NONE	23.03.2026
Supporting Statement	Filter Specification Details	Email	07.05.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 10/07/2026

Authorising Officer sign/initial Tamara Dale Date: 13/07/2026